096.0	0003	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	806,100	/	806,100
USE VALUE:	806,100	/	806,100
ASSESSED:	806,100	/	806,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANKE ZACHARY A
Owner 2:	COSTA ELIZABETH S
Owner 3:	
Street 1:	156 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CARTHY PHILIP J & MARIE B -
Owner 2:	TR/MCCARTHY FMLY RLTY TRUST -
Street 1:	PO BOX 993
Twn/City:	DENNIS
St/Prov:	MA Cntry:
Postal:	02638

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Vinyl Exterior and 1945 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	398,200	500	407,400	806,100
Total Card	0.124	398,200	500	407,400	806,100
Total Parcel	0.124	398,200	500	407,400	806,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.45 | /Parcel: 414.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

62862

GIS Ref

GIS Ref

Insp Date

11/15/18

!7860!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	398,100	500	5,400.	407,400	806,000	806,000	Year End Roll	12/18/2019
2019	101	FV	310,000	600	5,400.	407,400	718,000	718,000	Year End Roll	1/3/2019
2018	101	FV	310,000	600	5,400.	349,200	659,800	659,800	Year End Roll	12/20/2017
2017	101	FV	310,000	600	5,400.	325,900	636,500	636,500	Year End Roll	1/3/2017
2016	101	FV	310,000	600	5,400.	279,400	590,000	590,000	Year End	1/4/2016
2015	101	FV	305,300	600	5,400.	250,300	556,200	556,200	Year End Roll	12/11/2014
2014	101	FV	305,300	600	5,400.	231,600	537,500	537,500	Year End Roll	12/16/2013
2013	101	FV	305,300	600	5,400.	220,900	526,800	526,800		12/13/2012

PRINT

Date	Time
12/10/20	22:27:52

LAST REV

Date	Time
12/09/19	10:06:42

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7860

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CARTHY PHILI	71419-312	1	8/2/2018		900,000	No	No		
MC CARTHY PHILI	63069-426		12/17/2013	Convenience	99	No	No		
MC CARTHY PHILI	51566-267		8/13/2008	Family	1	No	No		
	12560-315		11/30/1973		41,000	No	No		N

USER DEFINED

Prior Id # 1:	62862
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	943	Redo Kit	46,000	O				
9/17/2003	788	Manual	3,350					REPLACE EXISTING S
3/3/1998	105	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Inspected	CC	Chris C
10/29/2018	MEAS&NOTICE	CC	Chris C
6/10/2015	Field Review	PT	Paul T
6/2/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	4									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25000000
Const Adj.:	1.01239884
Adj $ / SQ:	158.187
Other Features:	99500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541012
Depreciation:	142827
Depreciated Total:	398185

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

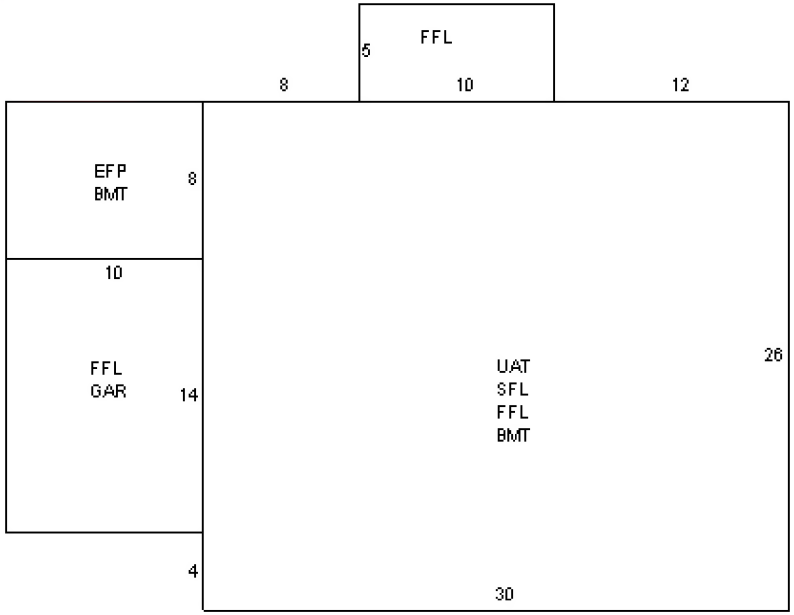
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.41
Special Features:	0	Val/Su Net:	131.64
Final Total:	398200	Val/Su SzAd	227.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	970	158.190	153,442
BMT	Basement	860	47.460	40,812
SFL	Second Floor	780	158.190	123,386
UAT	Upper Attic	195	104.400	20,359
GAR	Garage	140	33.260	4,657
EFP	Enclos Porch	80	62.020	4,961

Net Sketched Area:	3,025			Total:	347,617
Size Ad	1750	Gross Are	3610	FinArea	1945

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	31X7	A	AV	1970	3.98	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500